



Memorandum

Department of Planning and Building

Date: May 12, 2008

To: Chairman and Members of the Design Review Committee

From: Maria C. Muett, Associate Planner, Development Planning

Subject: DRC-08-20 – Mike's Recycling

The project applicant, Facez Zoura and Sardar Ayoub, Agent/Charlie Balvaneda, requests consideration of Site and Architectural Review to establish and operate an indoor recycling collection center within an existing 7,000 square-foot vacant warehouse, and 3,240 square-foot storage building located on a 1.49-acre site located at 3630 Main Street. This item was continued from the meeting of January 28, 2008 (see attached January 28, 2008 DRC staff report and minutes).

Background

The Design Review Committee met on January 28, 2008 to consider site and architectural review of the proposed project improvements. The Applicant presented to the Design Review Committee the proposal that included repainting and repair to existing buildings, wall/fence treatments along with landscape and site improvements. After review and consideration, the Design Review Committee recommended continuance of the proposed project to a date undetermined. This was to allow the Applicant time to complete project redesigning that included but not limited to, additional architectural elevation features, building remodeling including new fence and wall treatments as requested by the DRC.

To provide the prominent architectural features and a holistic design treatment as requested by the Design Review Committee, the Applicant has since completed a project redesign that includes new architectural treatments and design features to the existing building elevations and stucco treatments to the existing western wall (refer to Page A-4/Elevations – Attachment 1). Proposed improvements include the following: remodeling the large industrial building with architectural pop out features that include stucco finish around entries and rollup doors, aluminum channels, 40" high CMU waiscott wall border around the buildings base, metal curved awnings, trim and façade border treatments to enhance the doors and windows, decorative lighting features, aluminum windows, and metal paneling/siding repair and repainting. A new 6-0 foot high CMU wall at both ends of the west perimeter matching the existing wall and color treated to blend with the waiscott wall treatments around the building base. Proposed improvements to the secondary accessory structure are primarily repainting the upper and lower levels to match the proposed beige siding with dark brown accent colors of the main building. Additional improvements include repair and repainting of the roof,

repair and repainting of the perimeter corrugated fencing and new trash enclosure with 6-0 foot high wall.

The color scheme has been changed to provide more depth and color definition as requested. Please refer to the revised color board that will be provided at the hearing. All perimeter walls, enclosure wall and waiscot base treatments to match and blend with the dark brown accent colors. The buildings are to be repainted beige, and roll up doors and trash enclosure door painted white. Improvements still include necessary repairing and repainting of the fences/walls, drainage and landscape treatments, parking lot striping, trash enclosure and signage. Therefore, the Applicant is before the Design Review Committee as requested with their new project redesign for site and architectural review and consideration.

Conclusion/Staff Recommendation

The proposed project with the project redesign elements is back for consideration of the Design Review Permit for the recycling center, in accordance with CVMC Section 19.58. The redesigned site plan and elevations are being provided to the Design Review Committee that depict changes made to incorporate enhanced architectural and design elements as requested by the Design Review Committee to bring the project into conformance with the City Design Guidelines.

Therefore, staff recommends the Design Review Committee approve the revised DRC Notice of Decision dated May 19, 2008 with modified project redesign and elevation and site improvements, based on the findings and subject to the conditions contained within the attached Notice of Decision.

Attachment 1 – Revised Site Plan/Floor Plan/Elevations

Design Review Committee DRAFT NOTICE OF DECISION

DRC 08-020, Mike's Recycling

Notice is hereby given that the City of Chula Vista Design Review Committee has considered DRC 08-020; a request by Faceez Zoura and Sardar Ayoub, and applicant's agent/Charles Balvaneda, Mike's Recycling, for Design Review approval of the Mike's Recycling located at 3630 Main Street, Chula Vista, Ca.

The Environmental Review Coordinator has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Class 32 categorical exemption pursuant to Section 15332 (In-fill Development Projects) of the State CEQA Guidelines because the proposed project and site are consistent with the General Plan, Zoning designation and regulations, occurs within the urbanized area of the City, are covered by adequate utilities and public services, contain no valued habitat for sensitive species and will not result in any significant effects related to traffic, noise, air quality, or water quality.

The Design Review Committee approved said request based upon the following findings of fact:

1. That the proposed development, as conditioned, is consistent with the development regulations of the Limited Industrial (IL) Zone.
2. The design features and onsite improvements of the proposed project are consistent with, and are a cost effective method of satisfying, the City of Chula Vista Design Manual and Landscape Manual.

The Design Review Committee, under the provisions of Section 19.14.582.I of the Chula Vista Municipal Code, has conditionally approved the project subject to the following conditions:

- I. The following shall be accomplished to the satisfaction of the City, prior to issuance of building permits, unless otherwise specified:

Planning Division:

The following shall be submitted for approval by the Director of Planning and Building and the City Landscape Planner:

1. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1495.
2. Comply with applicable requirements and conditions of Conditional Use Permit PCC-07-046.

3. Any deviation to the approved plans for the recycling center shall require the approval of a modified Design Review Permit, and any other associated reviews and reports in accordance with Chula Vista Municipal Code (CVMC) Chapter 19, Section 19.14 and 19.58.
4. Any project design and architectural elevation features, repair work to the existing buildings, wall/fencing treatments and site improvements specified on building and improvement plans for building permits must be consistent with the proposed project redesign reflected on the site and architectural plans as approved by the Design Review Committee on May 19, 2008.
5. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the colored plans and materials board as approved by the Design Review Committee on May 19, 2008. Modified colors and materials are subject to the review of the Zoning Administrator in accordance with CVMC Chapter 19, Section 19.14.
6. A graffiti resistant treatment shall be specified for all fence/wall and building surfaces. This shall be noted for any building and wall plans and shall be reviewed and approved by the Director of Planning and Building prior to the issuance of building permits. Additionally, the project shall conform to Sections 9.20.055 and 9.20.035 of the CVMC regarding graffiti control.
7. Prior to issuance of building permits, the Applicant shall submit the following to the Zoning Administrator for review and approval, detailed sign plans reflecting the following: a) dimensions, colors, and materials for new sign face to the existing pole sign including new wall mounted signs and directional signs, b) all signage shall be designed with a color scheme and materials in accordance with the CVMC Chapter 19 and Sign Design Guidelines.
8. The Applicant shall obtain approval of sign permits for new face to pole sign, wall mounted signs and directional signs, by the Planning and Building Zoning Administrator. All signs shall comply with all applicable requirements of CVMC, Chapters 19.44, 19.58 and 19.60 and Uniform Building Code.
9. Any signage proposed within the City's right of way requires review by the City Engineering Department for any applicability requiring an encroachment permit. The Applicant would be required to submit a detailed sign package for review by the City Engineer and Zoning Administrator in accordance with Chapter 19, Section 19.60 and Chapter 19.14.
10. All rooftop pumps, fans, air conditions and venting equipment shall include appropriate noise abatement and be properly screened from view in accordance with CVMC 15.16.030. Utility meters and equipment shall be placed in locations, which are not exposed to view from the street or be suitably screened. All

screening devices should be compatible with the architecture, material and color of the structures; no fence type material is acceptable.

11. Prior to issuance of building permits, the Applicant shall submit development plans reflecting a marked ADA compliant pedestrian pathway within the existing 32-foot wide access private easement, serving 3620 Main Street, subject to the review and approval of the City of Chula Vista.
12. Prior to the issuance of building permits, the Applicant/Operator/Permittee shall provide detailed landscape and irrigation plans to refurbish the existing landscaped areas for review and approval by the City Landscape Planner. The landscape plans shall be in substantial conformance with the conceptual landscape plan approved by the Design Review and in accordance with the Landscape Manual and Chula Vista Municipal Code requirements.
13. The applicant for a building permit shall develop and submit a "Recycling and Solid Waste Management Plan" to the City's Conservation Coordinator for review and approval. The proposed trash enclosure shall be designed as follows:
 - a) One enclosure located and sized as shown on the approved Site Plan. The enclosure shall have capacity to accommodate waste container to the satisfaction of the Recycling Coordinator.
 - b) Architecture/color and materials to be consistent with design of the main structure.
 - c) Solid roof to divert runoff from trash enclosure is required.
 - d) Smooth concrete access/base designed to drain away from storm drains.
14. All exterior lighting, including upgraded lighting fixtures, shall be shielded lighting within the confines of the project site to prevent glare from flowing onto adjacent properties or streets in accordance with CVMC 19.66.100 and the City's Design guidelines.
15. Submit fire flow information from the Sweetwater Authority District, noted in their September 1, 2006 letter, indicating required fire flow as per California Fire Code and to the satisfaction of the City Fire Warden and Sweetwater Authority District.
16. Prior to issuance of building permits, the Applicant shall prepare, submit and obtain approval from the City Fire Marshall of a final Fire Sprinkler plan. The Applicant shall also submit a letter acknowledging compliance with the Chula Vista policy for access, turnarounds and water supply to the satisfaction of the City Fire Marshall.

17. Provide a visible street address (min. 18 inches) to be seen from the main access road, Main Street.
18. New building permit applications submitted on or after January 1, 2008 shall comply with the following codes: 2007 California Building Code (CBC), 2007 California Mechanical Code (CMC), 2007 California Plumbing Code (CPC), 2007 California Electrical Code (CEC), 2007 California Fire Code (CFC), 2005 California Energy Code (CEC), 2000 Urban-Wildland interface Code, 1997 Uniform Housing Code and 1997 Uniform Code for the Abatement of Dangerous Buildings.

Engineering and Public Works Department

19. All onsite sewer and storm drain system facilities shall be private (including maintenance) and constructed to the satisfaction of the City Engineer. The Applicant shall submit construction plans reflecting sewer lateral and storm drain connects to existing public utilities. Additional inspection of existing sewer laterals and connections by the City Public Works Department may be needed in order to determine if replacement is required.
20. Applicant shall treat any private surface flows prior to entering a public right of way. If such treatment occurs in a street inlet then the Applicant shall provide a funding mechanism for perpetual maintenance prior to building permit approval.
21. The Applicant may be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Industrial Permit, Order No. 97-03-DWQ to operate a recycling facility.
22. The Applicant shall complete Form 5504 for Construction Storm Water Plan (CSWMP) for Private Development/Redevelopment Projects, which is regulated and included in the Chula Vista Development and Redevelopment Projects Storm Water Management Standards Requirement Manual. A copy shall be maintained at the construction site for the duration of construction activities. Construction Best Management Practices (BMPs) identified in the CSWMP or any additional BMPs required by a City Storm Water Compliance Inspector shall be implemented.
23. Prior to the issuance of a building permit, the Applicant shall submit a final Water Quality Technical Report and comply with all NPDES requirements to the satisfaction of the City Engineer. The Water Quality Study shall include full implementation of required Best Management Practices to reduce the amount of pollutants entering the City's storm water conveyance system.
24. The Applicant shall comply with all requirements of the Chula Vista Standard Urban Storm Water Mitigation Plan (SUSMP), including all site design, source

control and treatment control best management practices (BMPs) and requirements contained within Forms 5500 and 5502 for Project Permanent Storm Water BMPs/SUSMP and Construction Storm Water BMP Requirements in accordance with the Standard Urban Storm Water Mitigation Plan (SUSMP) for the Mike's Recycling Center Project, dated March 30, 2007.

25. Pursuant to the City of Chula Vista's urban runoff regulations, including CVMC Chapter 14.20 (the "Storm Water Management and Discharge Control Ordinance") and the Chula Vista Development Storm Water Manual, Site Design, Source Control, and Treatment Control BMPs described in the approved Water Quality Technical Report shall be implemented. Construction details for the bio-retention unit shall be shown on all improvement plans and an underdrain may be necessary to facilitate drawdown of the unit within 48 hours.
26. Vehicle or equipment repair, tire replacement or hosing or power washing without proper equipment for wastewater recovery is prohibited. Wastewater from such activities shall be captured and disposed of according to all Federal, State and Local laws and regulations. Employees shall be trained to comply with this City of Chula Vista requirement. A business plan shall be submitted to the satisfaction of Director of Public Works Operations.
27. The construction plans shall indicate the location of the outside storage area, for compressed cardboard, along the west side of the large warehouse building. The enclosure shall contain a solid roof to divert runoff from the enclosure in accordance with the San Diego Regional Water Quality Control Board requirements.
28. The Project shall comply with the Municipal Storm Water Permit (Order No. R9-2007-0001) and 2008 update issued by the San Diego Regional Water Quality Control Board.

II. The following on-going conditions shall apply to the property as long as it relies on this approval.

1. Construct the project as described in the application, except as modified herein, or to accommodate one or more similar uses, and/or as approved by the Chula Vista Municipal Code, to repair and improve building, fencing and site conditions.
2. The site shall be developed and maintained in accordance with the approved plans which include site plans, floor plans, elevation plans, landscape plans and circulation plans on file in the Planning and Building Department, the conditions contained herein, and Title 19.
3. All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved landscape and irrigation plans.

4. Approval of this request shall not waive compliance with all sections of Title 19 of the Chula Vista Municipal Code, and all other applicable City Ordinances in effect at the time of the building permit issuance.
5. This Design Review approval shall be subject to any and all new, modified or deleted conditions imposed after approval of this permit to advance a legitimate governmental interest related to health, safety or welfare which the City shall impose after advance written notice to the Permittee and after the City has given to the Permittee the right to be heard with regard thereto. However, the City, in exercising this reserved right/condition, may not impose a substantial expense or deprive the Permittee of a substantial revenue source which the Permittee cannot, in the normal operation of the use permitted, be expected to economically recover.
6. The property owner and the applicant shall execute this document by making a true copy of this Notice of Decision and signing both this original notice and the copy on the lines provided below, said execution indicating that the property owner and applicant have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Planning Department. Failure to return the signed true copy of this document prior to submittal for building permits to the Planning Department shall indicate the property owner/applicant's desire that the project, and the corresponding application for building permits and/or a business license, be held in abeyance without approval.
7. This Design Review Permit shall become void and ineffective if not utilized within one year from the effective date thereof, in accordance with CVMC 19.14.260.

Signature of Property Owner

Date

Signature of Authorized Representative

Date

PASSED AND APPROVED BY THE DESIGN REVIEW COMMITTEE OF THE CITY OF CHULA VISTA, CALIFORNIA, this 19th day of May, 2008, by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Stephen Power, Principal Planner

Patricia Salvacion, Secretary

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**MINUTES OF A REGULAR
MEETING OF THE
DESIGN REVIEW COMMITTEE
CHULA VISTA, CALIFORNIA**

Monday, January 28, 2008

Council Chambers

4:34 p.m.

276 Fourth Avenue, Chula Vista

16:34:25

A. PRESENT: Chair David Bringas, Vice Chair Yolanda Calvo,
Jose Alberdi, and Jeremy Hogan

STAFF PRESENT: Steve Power, Principal Planner
Scott Donaghe, Senior Planner
Brian Catacutan, Assistant Planner
Maria Muett, Associate Planner

OTHERS PRESENT: Speakers

B. INTRODUCTORY REMARKS: Read into the record by Chair Bringas

C. APPROVAL OF MINUTES: October 15, 2007, November 5, 2007, and
December 3, 2007

16:36:07

MSC (Calvo/Alberdi) (4-0-0-0) Approve the minutes of October 15, 2007.

MSC (Calvo/Hogan) (4-0-0-0) Approve the minutes of November 5, 2007.

MSC (Calvo/Hogan) (4-0-0-0) Approve the minutes of December 3, 2007.

D. ORAL COMMUNICATIONS:

E. PUBLIC HEARING:16:38:11

1. DRC-07-28 Village Two, Neighborhood R-13
Southeast corner of Santa Venetia and Santa Victoria
Road
A proposal to develop 76 duplex units and 61 single-
family units on 10.4 acres in Neighborhood R-13 of Otay
Ranch Village Two.

Project Manager: Scott Donaghe, Senior Planner

Member Calvo recused herself from this item.

Staff Presentation:

Scott Donaghe, Senior Planner, introduced the project to the committee. The item was originally before the Design Review Committee on June 4, 2007 for a preliminary review.

Village Two is located in the western portion of Otay Ranch. A Powerpoint presentation showed the design of the project as well as elevations. The proposal includes 76 multi-family duplex units, with three different and distinct floor plans, including two and three story models. Each unit in the duplex comes with a two car garage attached. The proposal also includes the 61 single family units, also a mix of two and three stories. Each one of these units has a tandem two car garage accessed from the front.

At the request of the DRC, the applicant has enhanced the rear elevations on every unit that is facing toward the R30 (Ultra Enhanced Elevations). The proposal complies with the policies, guidelines, and design standards of the Village 2 design plan as well as the Village Core Masterplan.

Staff Recommendation:

Staff recommends approval of DRC-07-28 pursuant to the findings and conditions of approval as noted in the Notice of Decision.

Oral Communications open: 4:44 pm

Applicant Presentation:

Steve Baldwin of Pacific Coast Communities introduced himself to the committee. Mr. Baldwin did not have any additional comments but he expressed his thanks to Mr. Donaghe for the presentation.

Oral Communications closed: 4:45 p.m.

COMMITTEE DISCUSSION:

Member Alberdi mentioned that one of the major concerns of the Committee was that on the three story, single family residences and asked if the two stories units located at the end of public streets.

The applicant confirmed that they do occur on every corner. At the end of every row of them, where there is a corner there will be a two story which the DRC requested.

16:46:44 Public Hearing opened at 4:46

During discussions, the following were noted as Committee comments/major concerns:

- Member Alberdi after reviewing the final submittal, still had concerns regarding the side elevations and the way they are designed with the gables facing the side is very flat. Side elevations need to be looked at, the duplexes work but the three story element and it needs a lot of work at this point. As discussed in June, one of the initial concerns from the beginning back in June that a three story façade is not the way to go

16:55:24 Charles Milton, Partner at Knitter & Associates (3990 Westerly Place, Newport Beach). Mr. Milton discussed the Spanish Colonial style, one of the approved architectural styles for the project and feels that it works well. Mr. Milton mentioned that hips work well on the Tuscan style but not a Spanish Colonial style.

Member Alberdi expressed that the three stories were too high, there wasn't a break between the second or third story, too much stucco and too much wall.

Mr. Baldwin suggested if the concern is about the massing, on the corners could put a two story units.

16:58:20 Baldwin consistent with single family detached

- Member Alberdi felt that the applicant really hadn't responded to previous concerns regarding enhancing end conditions.

Mr. Donaghe mentioned that the mixture of multi family lot, single family units are being mapped as condominiums.

- Member Alberdi concern from the initial meeting back in June, felt that side elevations need to be enhanced and we haven't seen it yet.
- Member Hogan mentioned that in the preliminary review there was a discussion about using enhanced paving at the entrances – don't see it on the landscaping plan asked if it was something that will be included in the project.

The applicant asked staff member if it was a requirement and said it would not be a problem to add that.

- Chair Bringas echoed the similar concerns as Member Alberdi that the units are very flat, void of character, and duplex elevations are really three story with two story unit next to it. The focal point for main entrance, front elevations look like two units next to each other. The rear elevations are acceptable but the front elevation needs to have a stronger predominant entrance.

Mr. Baldwin said he understood the member's comments regarding the elevations and having similar characteristics.

Chair Bringas suggested working on the design work to make that elevation feel more as a whole, anything that would enhance the side elevations is a plus. Asked is it necessary to have a single detached condominium version.

17:07:07 Mr. Baldwin expressed that one reason is that in the market, buyers have their own yards and have a little bit more ownership.

Chair Bringas expressed his concern about the product type and asked if it is possible to give it a little bit more width and girth.

Mr. Baldwin said at that point he would end up scrapping the project. The unit count already is 12 below of what is allowed. Currently looking at reducing a lot of the three stories to two story. With the market changing, higher square footage is more expensive homes, doesn't work. Will reevaluate at this point and most likely will do a higher percentage of two stories.

Chair Bringas asked for feedback from members for their point of views and comments.

- Member Hogan expressed his agreement with Chair Bringas agrees that the single family, three story plan is an odd design and is concerned on how that is going to look lined up next to one another.
- Member Alberdi asked if there is something that can be done architecturally and suggested that the applicant needs to take the time to define the edges may need to sacrifice something to give the architecture that the DRC is satisfied with.

17:12:04 Chair Bringas expressed to staff that many of the comments that the DRC have made tonight have been made in the past and would like to see that the comments that the DRC is making really be addressed. What is being laid out overall is a good subdivision. The architectural feedback that the DRC is providing needs to be addressed for a much better product for the city and for those that will be buying the product.

17:13:19 **MSC Bringas/Alberdi (3-0-0-0) to continue the item once again and have the comments made by the DRC be addressed when it comes to the location of the two story and three story units on the corners. Being able to determine where those are, make sure that the elevations and massing when it comes to a corner is enhance, that the garage elevations be enhanced by garage lights on those units at the end of the street.**

Member Calvo returned to the dais.

2. DRC-07-53

PRII Windstar Pointe Resort Master LLC

The proposed project is located south of Olympic Parkway, east of the Olympic Training Center, and west of Wueste Road.

A proposal to develop a 494 unit apartment project with recreational buildings and pools.

Project Manager: Brian Catacutan, Assistant Planner

Member Calvo returned to the dais.

Staff Presentation:

Brian Catacutan distributed additional information to the members .

17:16:27 Mr. Catacutan gave a powerpoint presentation on the Windstar Point Resort. The project was previously brought before the DRC on June 4, 2007 as an Information Item and at that time, the DRC provided a few design recommendations for the project. Those concerns have been addressed and at this time, the project is being re-introduced.

Staff Recommendation:

17:27:23 Approve DRC-07-53 pursuant to the findings and conditions noticed in the Notice of Decision.

COMMITTEE DISCUSSION:

17:27:52 Eric Hefner with Windstar, 11149 North Torrey Pines Road, Suite 250, La Jolla. Mr. Hefner mentioned that the changes suggested by the DRC in June were made and thanked staff (Jeff Steichen, Steve Power, Brian Catacutan, Maria Muett, along with Fire Department, and Public Works, Housing division).

During discussions, the following were noted as Committee comments/concerns:

- Member Hogan greatest concern is parking garage on how much is going to be visible from outside of the wrap building.

Oral Communications opened 5:30 p.m.

17:30:08 Damien Tatiano, KTY Group, 17992 Mitchell South, Irvine. Mr. Tatiano described the three story element (34 feet) just slightly below the three story element. On the east side, the pedestrian circulation is the internal residential circulation, not the parking structure. The parking structure is 15 feet behind that with landscape inbetween them and at a lower elevation.

- 17:31:49 Member Alberdi asked the architect about the rear elevation and expressed his concerns regarding the arches. Member Alberdi suggested to remove the arches and add medallions centered to the façade.
- Mr. Tatiano said that they will remove the arches.
- Member Alberdi and suggested the grey CMU color 1, 2, and 5 need to match so there is consistency.

17:34:27 Member Calvo suggested adding more details to the Leasing building since it's the first building you see as you enter the complex. Possibly adding an awning detail similar to the pool building. Mr. Tatiano asked member Calvo for clarification - instead of a gable, it would be a tower with awnings.

17:36:08 Staff member Brian Catacutan asked member Alberdi for clarification to the rear elevation to completely delete the arch element and continue with the element behind it.

Member Bringas congratulated the design team on a great looking product.

17:37:54 MSC Bringas/Alberdi (4-0-0-0) Approve DRC-07-53 with the conditions that the arches in the center element will be revised in the motorcourt building, continue, that the colors on the garage should be more similar to the color palatte with those on the main building, enhancing the façade on the leasing office, more predominate feature similar to the recreation building.

17:38:24 Staff member Steve Power asked for clarification regarding the arches to be changed/removed – Alberdi suggested to continue the rhythm across.

3. DRC-07-55

17:39:41 West Builders

419 & 420 Park Way

A proposal to demolish two single-family dwellings, garages, and accessory structures and replace with a two-story five unit multi-family residential development.

Project Manager: Brian Catacutan, Assistant Planner

Staff Presentation:

17:39:55 Staff member Brian Catacutan passed out a color materials board for review. Brian gave a power point presentation of the project. Each of the units will provide three bedrooms, and attached two-car garage. The exterior is meant to replicate the 1920 California Craftsman style era with several types sidings and stone finishes. Each unit will have their own private entry yard. All landscape will be

subject to the requirements in the City's Landscape Manual and will require review and approval from the City's Landscape Planner.

COMMITTEE DISCUSSION:

During discussions, the following were noted as committee comments/concerns:

- Member Hogan expressed his concern in regards to the color of the doors on the units (bright red and bright blue) does not fit with the Craftsman character of the project. Requested that the doors be painted in a color to better match the building.

17:45:30 Member Alberdi inquired about the three foot set back on the second story deck. Staff member Brian Catucutan said he will doublecheck that information.

Oral Communications – Opened 5:46 p.m.

17:46:36 Harold West, 145 Second Avenue Chula Vista. The applicant mentioned that his previous projects include Davidson & Del Mar and Davidson & Twin Oaks.

- Alberdi concern that the rear elevations are too flat asked if it was possible to move unit five three or four feet to the east. He asked if there a way to change the roofing or create some visual interest.

17:48:48 Mr. West said that the elevation is misleading on the photograph and suggested that maybe adding a gable (10 foot wide) and siding on one side but was against pushing the unit toward the driveway.

Member Hogan asked if there was a functional purpose of the stucco wall that divides the duplex.

17:51:32 Jim Seaward (Project Designer), 642 Robert Avenue, Chula Vista. The wall was used a separation wall as space inside of the wall as a sound barrier.

17:52:16 Hogan is there a reason it needs to extend above the roof line?

17:52:24 Mr. West mentioned that the purpose of the wall going past the roofline is that if one person needs to replace the roof completely they can. Mr. West stressed that he wants these to be individual homes.

Member Alberdi suggested that the homes be moved back instead of using the wall. Design wise, look at a way of hiding the stucco separation wall.

Member Calvo suggested an alternate way to deal with drainage other than having the two foot high wall.

17:56:03 Mr. West said he would get rid of the separation wall.

17:56:20 Bringas west elevation would be homes, backyard of homes one of the things a little bit of siding around the two windows.

Mr. West suggested 10 foot section and put a gable there.

Chair Bringas suggested that the roof extend and die onto the other roof.

Mr. West mentioned that he doesn't want the roofs touching each other.

18:05:18 Mr. West mentioned that according to the City of Chula Vista zoning codes, they have to be touching to a certain degree.

18:06:05 Member Alberdi suggested to hold back the roof back two feet, it eliminates the touching. The deck would be the technical touching element of the building. Mr. West said that he wants to keep the units separate, maybe put a partial hip on it and still make it work.

18:11:01 Member Alberdi also suggested that at the north elevation to continue the stucco at the angle of the hip six inches, won't don't have the awkwardness of the hip and match the color of the roof.

18:11:50 Mr. West agreed to the suggestions.

18:13:08 Mr. West asked Mr. Catacutan in regards to the trash receptacle area listed in the Conditions of Approval (page 5, item number 26) "the trellis shall be provided over the trash enclosure". Mr. West asked if that requirement could be removed. Mr. Catacutan said that he did discuss that with Mr. West and that condition will be removed.

18:16:28 Staff member Steve Power, Principal Planner, clarified that the door could be a muted shade of red. Mr. Alberdi mentioned that there is a burgundy/black color that would match the palette.

MSC Bringas/Hogan (4-0-0-0) to approve DRC-07-55 in agreement with the Notice of Decision with the conditions that the door color selection will be agreeable to the palette said forth in the exterior elevation colors, that the west elevation be enhanced with a gable and siding, that the roof over the deck area be revised to show a Dutch Gable condition, that the dividing wall on units and 5, are eliminated from the front façades, that the wall portion on the roof be angled and have the same slope as the roof and flashed accordingly with light color, that the correction on the Notice of Decision for the trash enclosure (number 26) be revised.

DRC-08-020

18:19:13 Faez Zoura and Sadar Ayoub, Mike's Recycling
3630 Main Street
A proposal for an indoor recycling center in an existing 7,000 square-foot vacant warehouse.

Project Manager: Maria Muett, Associate Planner

Staff Presentation:

18:19:40 Associate Planner Maria Muett introduced Mike's Recycling project. The 1.49 acre site is located at 3630 Main Street. The project site is located within the IL (Limited Industrial) Zone and IL (Limited Industrial) General Plan Land use designation.

The Planning Commission met on January 9 to consider the applicant's request. The Planning Commission expressed concerns with staff's recommendation to allow site and architectural review under the administrative approval by the Zoning Administrator.

Additionally, the Planning Commission requested the Design Review Committee review staff's condition for installation of an ADA compliant pedestrian path within the private easement located in the MTS facility from Main Street to the project site's gate entry.

STAFF RECOMMENDATION

Approval of proposed project as conditioned or modified within the Notice of Decision.

COMMITTEE DISCUSSION:

During discussions, the following were noted as Committee comments/major concerns

18:30:30 Alberdi asked if the covered drive-through was approved by the County and if it had been a grandfathered project. Ms. Muett confirmed it had been approved several years back by the County and that the site was previously a carwash but all the components of the carwash have been removed.

18:31:16 Chair Bringas asked if any of the reports showed that any equipment run inside the building is not creating any noise pollution. Ms. Muett received noise studies from the applicant and those studies did not find any significant impacts that required mitigations.

18:32:38 Member Bringas asked if there will there be a separate permit for signage.

Principal Planner Steve Power mentioned that there is a pole sign in the applicant's property and given the unusual configuration, staff was more lenient on the pole sign.

Public Comment:

18:35:14 Elliott P. Hurwitz of MTS – 1255 Imperial Avenue, Suite 1000, San Diego, 92101.

Mr. Hurwitz explained that there are approximately 157 buses, 60 support vehicles, and 500 employees that operate out of the MTS facility located on Main Street. He mentioned that MTS is currently in the process to purchase the project site at 3630 and the two acre parcel to the north. MTS has had audits done and the site has major access concerns relative to security and safety. MTS has provided a letter to the Planning Commission with their concerns regarding this project. The Planning Commission had a recommendation in their staff report that said, "No pedestrian traffic or bicyclist be allowed to access the site for the recycle drop off activities". There are designated areas where MTS employees walk to keep them from being hurt by the cars and buses. MTS supports staff recommendation of no pedestrian activity to the site.

18:40:41 Charlie Balvenada, 759 Bajo Court, Chula Vista, applicant's business consultant.

The City Attorney mentioned in the previous staff report that we were not allowed to deny access to pedestrians. We are however, willing to comply with ADA requirements. Another issue they brought up is a carwash has been dismantled and will be used for is for storing cardboard outside.

18:43:47 Walter Goodseal, Irvin Design Group, 15938 Bernardo Center Drive, San Diego. Spoke in favor of having the recycling center. The traffic time for customers coming into the recycling center will be approximately five minutes. Currently there is not a fence around the MTS property but there is a fence around the recycling facility. The existing recycling building will be sandblasted, painted, powder coated, and upgraded with landscaping.

Public Hearing opened 6:47 PM

18:47:04 Member Hogan asked that if vehicles could pass through and circulate in the area where the recycled cardboard will be stored behind the building. Mr. Goodseal clarified that trucks will come in and pick up the recycled cardboard and take it out but will not be part of the circulation. Member Hogan suggested adding swinging gates to the area where the cardboard will be stored. Mr. Goodseal agreed to the suggestion.

18:47:54 Member Hogan inquired about the color of the roof and if was going to be the same as the siding. Mr. Goodseal confirmed that the roof and the siding will be the same Taupe color and a lighter color will be on the doors and trim. Member Hogan suggested a darker color for the roof. Mr. Goodseal agreed to darkening the roof a shade darker.

Hogan asked if the applicant anticipates a backup of traffic into the easement. Mr. Goodseal mentioned that thirteen parking spaces are required but they have add forty-four. There is a big open space for turn arounds, and ample space for back up.

18:50:56 Member Alberdi said he could not, as a Design Review member approve the building the way it's shown currently. Mr. Alberdi suggested that fencing needs to be added or maybe adding CMU facing the school and facing the back of the property so that it give the overall site a new image. Member Alberdi also stressed that the project is in the middle of certain uses as a citizen are very controversial, single family, park, elementary school.

18:53:41 Mr. Goodseal said his client will be willing to enhance the building by use of stone, stucco, or wainscoating on the bottom.

18:54:59 Member Alberdi suggested replacing the corrugated fence with an wrought iron fence or CMU, six foot wall. Mr. Goodseal would prefer the CMU wall if it had to be replaced. Member Calvo and Chair Bringas agreed with Member Alberdi's recommendations and suggested more architectural features and pop outs to the façade.

19:00:04 Chair Bringas suggested that the fencing along the elementary school be of CMU material, that the storage facility and the main building itself have a design with pleasing architectural aspect and smart design.

19:01:53 MSC Bringas/Calvo (4-0-0-0) motioned to continue the item to a date uncertain.

INFORMATIONAL ITEMS:

19:03:21 Principal Planner Steve Power said that there were no informational items.

Meeting adjourned at 7:03 p.m. to Monday, February 3.

DESIGN REVIEW COMMITTEE

Summary Staff Report

CASE NO. DRC-08-020 MEETING DATE: January 28, 2008 AGENDA NO. 4

PROJECT DESCRIPTION: Consideration of an indoor recycling collection center within an existing 7,000 square-foot vacant warehouse and 3,240 square-foot storage building

PROJECT NAME AND LOCATION: Mike's Recycling
3630 Main Street, Chula Vista, CA

APPLICANT: Sardar Ayoub and Faez Zoura – Mike's Recycling
Applicant's Agent – Charlie Balvaneda
12385 Via Hacienda, El Cajon, CA 92018

PROJECT ARCHITECTS: Walter Goodseal
15938 Bernardo Center Drive
San Diego, CA 92128

ASSESSOR PARCEL NUMBER: 623-250-2500

GENERAL PLAN DESIGNATION: Limited Industrial

ZONE: Limited Industrial

STAFF CONTACT: Maria C. Muett, Associate Planner

ENVIRONMENTAL STATUS: The Environmental Review Coordinator has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Class 32 categorical exemption pursuant to Section 15332 (In-fill Development Projects) of the State CEQA Guidelines because the proposed project and site are consistent with the General Plan, Zoning designation and regulations, occurs within the urbanized area of the City, are covered by adequate utilities and public services, contain no valued habitat for sensitive species and will not result in any significant effects relating to traffic, noise, air quality, or water quality.

BOARD AND COMMISSION RECOMMENDATIONS:

On January 9, 2008, the Planning Commission recommended continuance to a date indefinite until site and architectural review by the Design Review Committee.

DISCUSSION:

Background:

The Planning Commission met on January 9, 2008 to consider the request for a Conditional Use Permit for a recycling collection center. The proposed project requires approval of a Conditional Use Permit (PCC-07-046) by the Planning Commission per CVMC Section 19.44.040 (Conditional Uses in the Limited Industrial Zone).

Pursuant to Section 19.58.345 of the Chula Vista Municipal Code, recycling collection centers require site and architectural review by the Design Review Committee. The proposed improvements only include repair of the existing buildings (one large industrial building and storage building), and fences, repainting, parking lot striping, drainage and landscape improvements. Since no new buildings have been proposed and only minor upgrades are depicted on the plans, in accordance with Chapter 19, Section 19.14 of the CVMC, staff made the recommendation that the proposed site improvements be covered under the Conditional Use Permit as conditioned under the authority of the Zoning Administrator.

The Planning Commission expressed concerns with staff's recommendation to allow site and architectural review under the administrative approval by the Zoning Administrator. The Planning Commission has continued the proposed Conditional Use Permit review to an indefinite date pending site and architectural review by the Design Review Committee. The Conditional use Permit is scheduled to go back to the Planning Commission on February 13th.

Additionally, the Planning Commission requested the Design Review Committee review staff's condition for installation of an ADA compliant pedestrian path within the private easement located in the MTS facility, from Main Street to the project site's gate entry. The Applicant will present a rendering showing an example of a pedestrian path for discussion purposes.

1. Project Site Characteristics

The project site is located at 3630 Main Street, on the northside of Main Street, (see Attachment 1, Locator Map). The 1.49-acre project site contains two existing industrial buildings; a 7,000 square-foot building and 3,240 square-foot building surrounded by a combination of wall and corrugated metal fencing, (Attachment 2, Site Plan). The topography of the site is essentially flat.

The project site is located behind the existing Metropolitan Transit Facility, approximately 318 feet back from Main Street. The site is accessed via a private road easement, and maintains no lot frontage along Main Street. The existing large industrial structure is not visible from Main Street or any other publicly accessible areas. Corrugated fencing and masonry walls ranging from 15-feet to 8-feet surround the project site.

To the north of the site are single-family and multifamily residential land uses. To the east and south is the Metropolitan Transit Facility, and further east a private storage center. To the south, across Main Street is a recycling business and storage center.

General Plan, Zoning and Existing Land Use

The land uses surrounding the project site and relevant land use controls are as follows:

	General Plan	CV Municipal Code Zoning	Existing Land Use
Site	Limited Industrial (IL)	Limited Industrial (IL)	Vacant (previously a food catering business)
North	Residential - Low/Medium Density (RLM)	Multifamily Residential (R2P) and Single Family Residential (R1)	Existing Single Family Residences and Multifamily Residences
South	Limited Industrial (IL)	Limited Industrial/Precise Plan (ILP)	Metropolitan Transit Facility (MTS) and across the street/recycling businesses, storage centers
East	Limited Industrial (IL)	Limited Industrial (IL)	Metropolitan Transit Facility (MTS) and private storage center
West	Limited Industrial (IL)	Limited Industrial (IL)	Elementary School, City Community Center, MTS Parking Lot

The project site is located within the IL (Limited Industrial) Zone and IL (Limited Industrial) General Plan land use designation. The proposed project is in substantial compliance with the General Plan and Zoning Ordinance.

2. Project Description

The project site contains two industrial buildings; the main building is a prefabricated metal industrial building approximately 7,000 square-feet and a 3,240 square-foot building shed for storage purposes. A total of 44 parking spaces would be provided for the project consistent with CVMC Section 19.62 requirement of 13 spaces. The proposed business hours of the recycling center are from 8:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. to 4:00 p.m. Saturdays and closed on Sundays. Proposed improvements include repairing and repainting of buildings and fences/walls, drainage and landscape treatments, parking lot striping, trash enclosure and signage.

No structural improvements are proposed for the buildings. This application is unusual in the sense that the type of repairs contemplated do not typically require DRC approval. However, as stated previously the Zoning Code (Section 19.58) does contain a provision that the Design Review Committee review recycling collection centers.

Business Operations

The business would operate in the following manner: The customer will deliver their materials to the attendant inside the building for weigh-in and pricing, and the customer will be given a receipt to take to the office for payment disbursement. All business activity and equipment operation will occur inside the buildings. The business related vehicles and forklifts are restricted to the east and south areas of the large building, avoiding the northern area of the parking lot. The applicant proposes the northern area for additional customer and employee parking and turnaround. The only materials contained outside will be the compressed cardboard product stored along the westside of the large building under the canopy, awaiting bimonthly vendor pickup. The recycled materials will be picked up weekly by the applicant's contracted vendor.

3. Project Data

Lot Area:	1.49-acre
<u>Building Setbacks: (Code Section 19.44):</u> Front: 20* Exterior side yard: 15* Side: 0** Rear: 0**	<u>EXISTING:</u> <u>Building setbacks:</u> Front: 100 feet to Main St. Side (west): 20 feet***/ zero lot line Side (east): 94 feet Rear: (north): 150 feet; approximately 200 feet to residential structures
<u>Building Height: (Code Section 19.44):</u> 45 feet/3.5 stories	<u>Existing Building Height of Principal Building - 32 ft.</u>
<u>Parking standards (CVMC 19.62)</u> <i>Manufacturing Uses-1/800 square feet or 1/1.5 whichever is greater</i> 13 spaces (minimum)	<u>Proposed parking</u> Proposed standard spaces = 43

Total Required Parking = 13 spaces	Proposed handicapped space = 1 Total Parking spaces = 44
<u>Required Parking Space Dimensions</u>	<u>Proposed Parking Space Dimensions</u>
Off-street space 9 ft. x 19 ft.	9 ft. x 19 ft.
Handicapped space 17 ft. x 19 ft.	17 ft. x 19 ft.
Loading space 10 ft. x 25 ft.	10 ft. x 20 ft. (existing building)
<u>Required Landscaping (CVMC 19.44 and Design Guidelines)</u>	<u>Proposed Landscaping</u>
Parking Lot landscaping = (min. 15% gross site area and 10% of parking areas)	Overall site plus Parking Lot landscaping = (16%)

- Or not less than that specified on the building line map which takes precedence shall be provided and maintained. Setbacks measured to project site perimeters.
- ** Except when adjoining an R or A Zone, or areas designated for future residential or agricultural development on the Chula Vista General Plan, then not less than 50 feet.
- *** Existing shelter cover attached to fence was previously permitted by the County of San Diego.

4. Project Evaluation Criteria

The project is subject to the requirements of the City of Chula Vista Municipal Code (CVMC), City of Chula Vista Design Manual, and City of Chula Vista Landscape Manual, as the primary criteria for review.

5. Staff Analysis

The project site is an existing developed industrial property within an older industrial area of the City. According to the City Design Guidelines, developments in older industrial areas are encouraged to be integrated both functionally and aesthetically with the surrounding areas.

Site Design Elements (Design Manual)

The Design Manual states that, "The primary elements of industrial site design include convenience access, services areas located along the sides and rears of the buildings, visitor parking and on site circulation, screening of outdoor storage, work areas and equipment, emphasis on main building entry with landscaping and landscaped open space."

The proposed improvements include minor repair to the perimeter fencing, repainting the existing buildings and fences, additional landscaping and site improvements. In accordance with the City's Design Guidelines, the proposed improvements reflect sound industrial site design upgrading an existing older industrial area to be compatible with surrounding

industrial uses but also sensitive to the surrounding areas. The applicant has worked with the City staff to restrict work activities within the existing buildings, prohibit work activities and equipment from outside, limited parking in the northern area, unloading activities to the southern portion of the side and building bay doors facing east. The buildings are sited more than 100 feet from the residential properties to the north and approximately 360 feet from the school building to the west.

Vehicular access and circulation (Design Manual)

According to the Design Guidelines, site access and internal circulation should operate in a safe, efficient and convenient manner. Also, it should avoid conflicts between vehicles and pedestrians and provide adequate areas for maneuvering, stacking, truck staging and loading and emergency circulation.

The project site is a large site that has access from an existing 32-foot private easement across the MTS facility. The project site is a gated entry that provides a 23-foot plus entrance when open for business. The project site's gate entrance is located a sufficient distance away from Main Street and the project site contains sufficient area to avoid potential stacking, parking or circulation conflict with the existing MTS traffic and pedestrian flow (see Attachment 2, Site /Circulation Plan).

As indicated in the circulation plan, the customer would back up their vehicle to the loading docks/area for removal of their goods inside the building or park in one of the available on-site parking spaces and carry their materials inside the building. Bimonthly pickup by a vendor for the compressed cardboard stored along side the west side of the large building and weekly pickup by one vendor for recycled materials are anticipated.

The existing building and site design provides proper vehicular access and circulation, avoids stacking conflicts and ensures continued circulation within the project site. According to the Traffic Engineering Department, sufficient turning radius vehicular stacking area, and circulation area is provided on the project site to allow customer vehicles and vendor trucks to drop off or pick up materials, turn around and leave without blocking the site entrance and should not create an interruption to the flow of traffic within the project site or across into the MTS easement.

In addition, the site plan reflects adequate turning radius without creating an impact to emergency circulation. The project site contains a fire hydrant. According to the Fire Department, the emergency vehicle access and turnarounds meet the requirements of the City's Fire Code.

Parking/Pedestrian Circulation (Design Manual)

Parking

"The industrial site should be a self-contained development capable of accommodating its own automobile and trucking parking needs. The use of the public street for parking and staging of trucks is not allowed."

"The parking area should be designed in a manner which links the structures to the street sidewalk system as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways with enhanced paving, trellis structures, and special landscaping treatment."

The project proposes 44 parking spaces well in exceedance of the required 13 spaces in accordance with the Chula Vista Municipal Code, Off-Street Parking and Loading, Chapter 19.62. In addition, two loading dock spaces are proposed adjacent to the rollup doors along the east elevation of the large industrial building and one handicap space along the north elevation, near the office entrance. Parking spaces are located along three sides of the large industrial building within close proximity.

Pedestrian Circulation

Separate vehicular and pedestrian circulation systems should be provided whenever possible. The parking area should be designed in a manner, which links the structures to the street sidewalk system as an extension of the pedestrian environment.

City staff conditioned the project requiring the applicant install a marked ADA compliant pedestrian pathway within the existing 32-foot wide private access easement serving 3620 Main Street (MTS facility) to the project site's gated entrance for access onto the project site.

The Planning Commission requests consideration of this condition by the Design Review Committee for functional and safety issues prior to their review. Per the request of the City, the applicant has provided a conceptual illustration of this pedestrian path for your review. Staff recommends that the Design Review Committee consider the visual and functional issues, associated with this layout.

In addition, staff recommends the applicant submit to the Zoning Administrator for review, revised plans reflecting the ADA compliant pedestrian pathway or as modified by the Design

Review Committee, if applicable. These modifications are reflected in the conditions of approval contained within the attached Notice of Decision (Attachment 5).

Recycling (Design Manual)

Enclosures should be designed to complement the project architecture and materials, and be located in convenience and accessible but unobtrusive areas well screened with landscaping. Protect adjacent uses from noise and odors.

Plans and specification should be reviewed with the City's Conservation Coordinator in order to ensure compatibility with current reuse and recycling collection practices and compliance with waste management requirements.

All recycling equipment and collection areas are restricted to within the large industrial building and smaller building for storage purposes. The only outside activities being allowed is the storage of compressed cardboard for bimonthly pickup by the business vendor. This storage is proposed under the canopy attached to the large industrial building on the west side.

Noise/Odors

A preliminary noise study was prepared for the proposed project. The analysis results did not identify significant noise impacts to sensitive receptors such as schools and residential land uses nor were mitigation measures required. This was based upon the recycling business operations and vehicle/equipment activities primarily taking place within enclosed buildings and proposed project restrictions.

The City's Noise Ordinance and Performance Standards, CVMC Chapter 19, Section 19.68, and project conditions of approval will ensure compliance with the City's Noise requirements and project conditioning to further ensure no recycling equipment activities occur outside the building. The applicant has proposed that the north parking area be limited to employee and customer parking and turnaround if needed.

Staff recommends no storage of bins, containers, receptacles, boxes or materials be allowed outside in order to avoid trash and odor issues. The only exception to this is the allowance for storage of compressed cardboard materials under the canopy enclosure along the west side of the large industrial building. These materials will typically be picked up bimonthly and recycled materials picked up weekly, creating minimal emissions and odors.

The City's Conservation Coordinator has reviewed the project plans and project description and has determined the project is in compliance with the City's waste management requirements and Chapter 8.24/8.25 as conditioned. Appropriate conditions of approval have

been included in the draft Notice of Decision and Planning Commission resolution.

Landscaping: (Design Manual)

Landscaping for industrial uses should be used to define areas by helping to focus on entrances to buildings and parking lots, loading areas, transition between neighboring properties (buffering), and providing screening for parking, outdoor storage, loading and equipment areas. Landscaping should generally constitute no less than 15 percent of the gross site area, and a minimum of 10 percent of parking areas. Landscaping should be used around the base of buildings, walls and fences to soften the edge between the pavement and structures.

The proposed landscape design as reflected in the landscape plans is intended to enhance both the entry frontage of the project site, building, parking lot and portions of the site perimeter. The landscape plan incorporates trees, shrubs, bushes, and groundcover that will eventually accentuate and improve areas around the buildings, walls/fences and parking areas, (Attachment 5, Landscape Plans). The proposed landscaped design features and treatments meet the landscape percentage requirements in accordance with CVMC 19.62 and Design Guidelines and Landscape Manual.

Fencing/Screening

Design Guidelines

Where security or screening is required, a combination of elements should be used including solid masonry walls, berms and landscaping. The height should be determined by the height of the material or equipment being screened... exterior storage should be confined to portions of the site least visible to public view. The method of screening should be architecturally integrated with adjacent structures in terms of materials, color, shape and size. Chain link or barbed/razor wire fencing should be avoided.

The project site is setback behind two parcels and does not have a street frontage along Main Street. Existing corrugated fencing and masonry walls, varying in height from 5 feet to 15 feet, surround the project site. The proposed improvements include repair work to four damaged sections of the corrugated fencing. The applicant proposes the removal of intermittent barbwire along the west and eastern perimeter fencing. In addition, repainting all fencing surrounding the project site to match the color trim of the industrial buildings.

Trash/Recycling (Design Manual):

Trash storage must be fully enclosed and incorporated within the main structures or separate freestanding enclosures (CVMC 19.58.340).

The applicant has provided a trash and recycling enclosure at the northerly end of the proposed building as reflected on the plans and reviewed by the City Conservation Coordinator. The applicant is required to submit a Solid Waste and Recycling Program for review by the Conservation Coordinator. The final plan and design must comply with CVMC Sections 8.24, 8.25 and 19.58.340 and State refuse and recycling collection and waste management requirements.

II. Architecture (Design Manual)

In accordance with the Design Guidelines Manual it is required that new projects meet or exceed existing standards of quality. Being that the project site contains two existing buildings in need of repair and upgrade, the applicant has proposed repair and repainting renovations to these buildings. A material and colors board and colored renderings will be available to your committee for review.

Color

Colors and materials should be consistent with the chosen architectural style and compatible with the character of surrounding development. Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.

The applicant proposes a taupe color for the building walls and beige accent colors for accent and trim colors, including the roof. The existing roof is in relatively good condition and does not require repair according to the applicant. The fencing and walls are to be repainted the same beige or earth colors. The adjacent industrial land buildings contain color varieties such as grays, beige, cream, rose, and blues. The adjacent industrial use, MTS has requested the colors of fencing and buildings blend with their building colors of gray and blue. Staff recommends approval of the proposed colors as they are neutral enough to blend or compliment the surrounding MTS buildings and storage facility. These colors and materials are reflected in the conditions of approval contained within the attached Notice of Decision (Attachment 5).

Signage: (Design Manual)

Every structure and industrial complex should be designed with precise concept for adequate signing in accordance with CVMC Chapter 19 and the Sign Design Guidelines. All signing should be compatible with the building and size design relative to size, color, material and placement.

The project site contains a permitted pole sign located near the project site's gated entrance. The applicant only proposes to change the sign face, however, specific color and design have

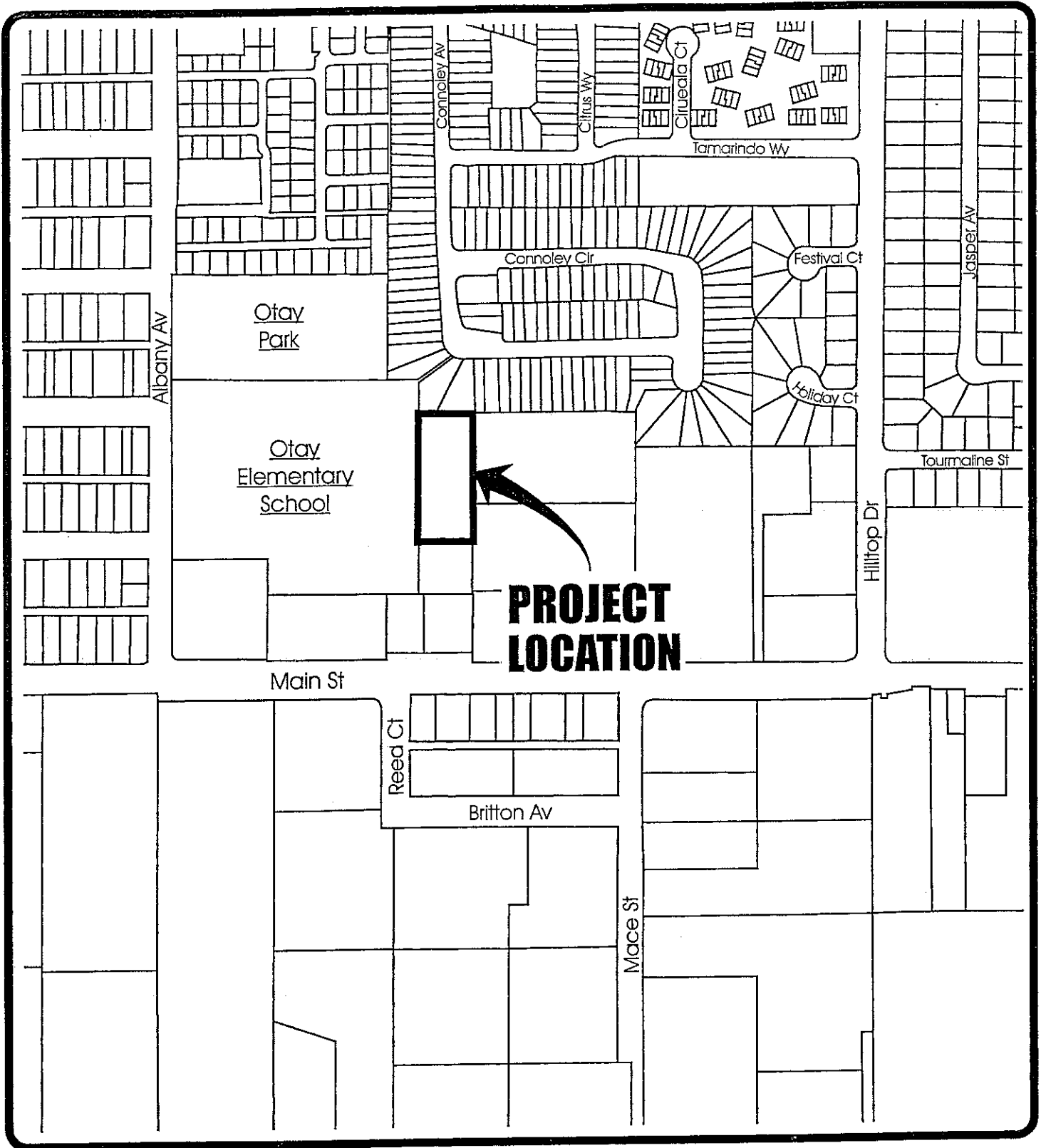
not yet been determined. Therefore, staff recommends the applicant be allowed to submit detailed sign plans, materials and colors to the Zoning Administrator for permit approval. The Zoning Administrator will ensure all signage is designed in accordance with the City CVMC Chapter 19 and Sign Design Guidelines. These modifications are reflected in the conditions of approval contained within the attached Notice of Decision (Attachment 5).

6. Conclusion

The project, as conditioned, is in substantial compliance with the above regulatory requirements. The recommended conditions of approval are presented in the attached Draft Notice of Decision (Attachment 5).

Attachments:

1. Locator Map
2. Site/Circulation Plan
3. Elevations
4. Landscaping Plan
5. Draft Notice of Decision
6. Disclosure Statement



CHULA VISTA PLANNING AND BUILDING DEPARTMENT

LOCATOR



NORTH

PROJECT APPLICANT: Mike's Recycle Center

PROJECT ADDRESS: 3630 Main Street

SCALE:
No Scale

FILE NUMBER:
PCC-07-046

MISCELLANEOUS

Project Summary: House a recycle center within (2) existing buildings.

Related cases: IS-07-023

PROJECT INFORMATION

Project Name: [Blank]
 Project Number: [Blank]
 Date: [Blank]

DESIGN DATA

Design Criteria: [Blank]
 Design Standards: [Blank]
 Design Assumptions: [Blank]

DESIGN REQUIREMENTS

Functional Requirements: [Blank]
 Performance Requirements: [Blank]
 Aesthetic Requirements: [Blank]

DESIGN PROCEDURES

Design Process: [Blank]
 Design Phases: [Blank]
 Design Deliverables: [Blank]

LANDSCAPE % OF TOTAL FOOTPRINT

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SCOPE OF WORK

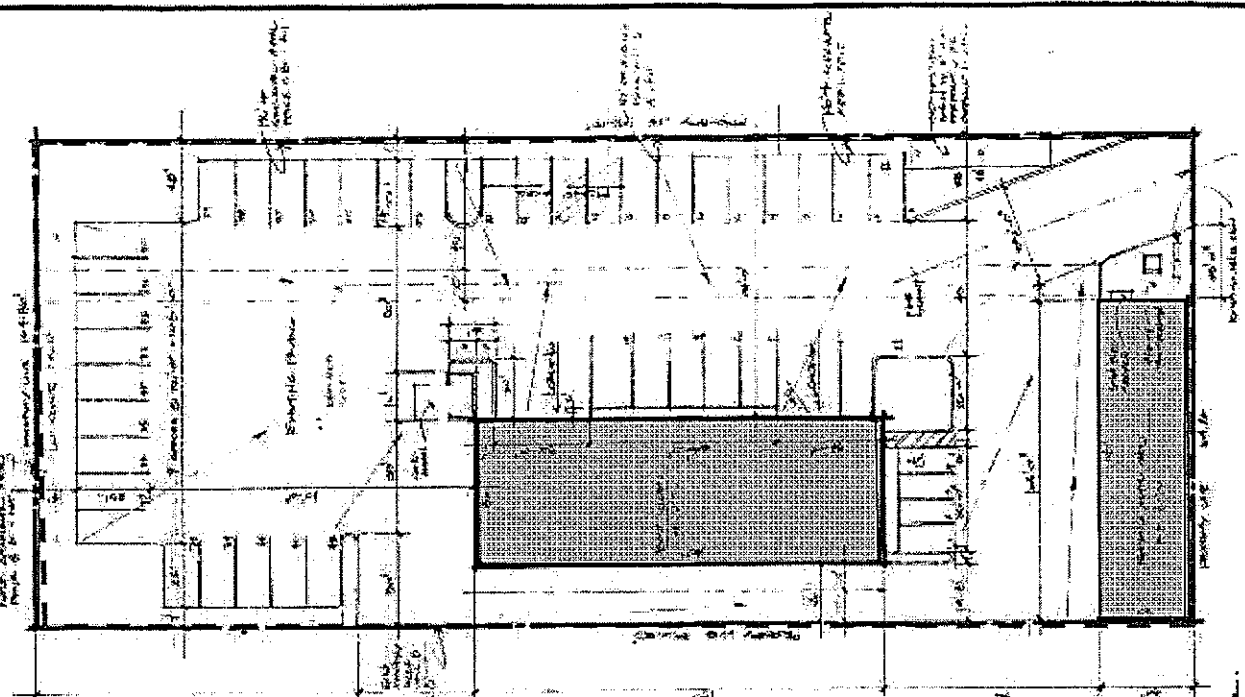
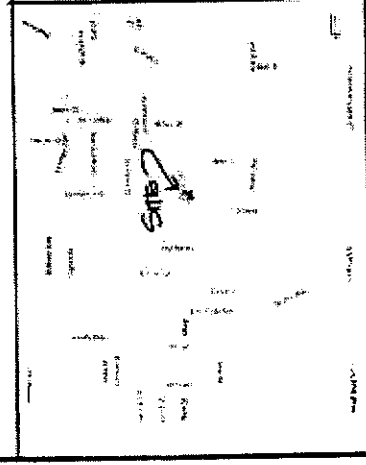
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ZONING

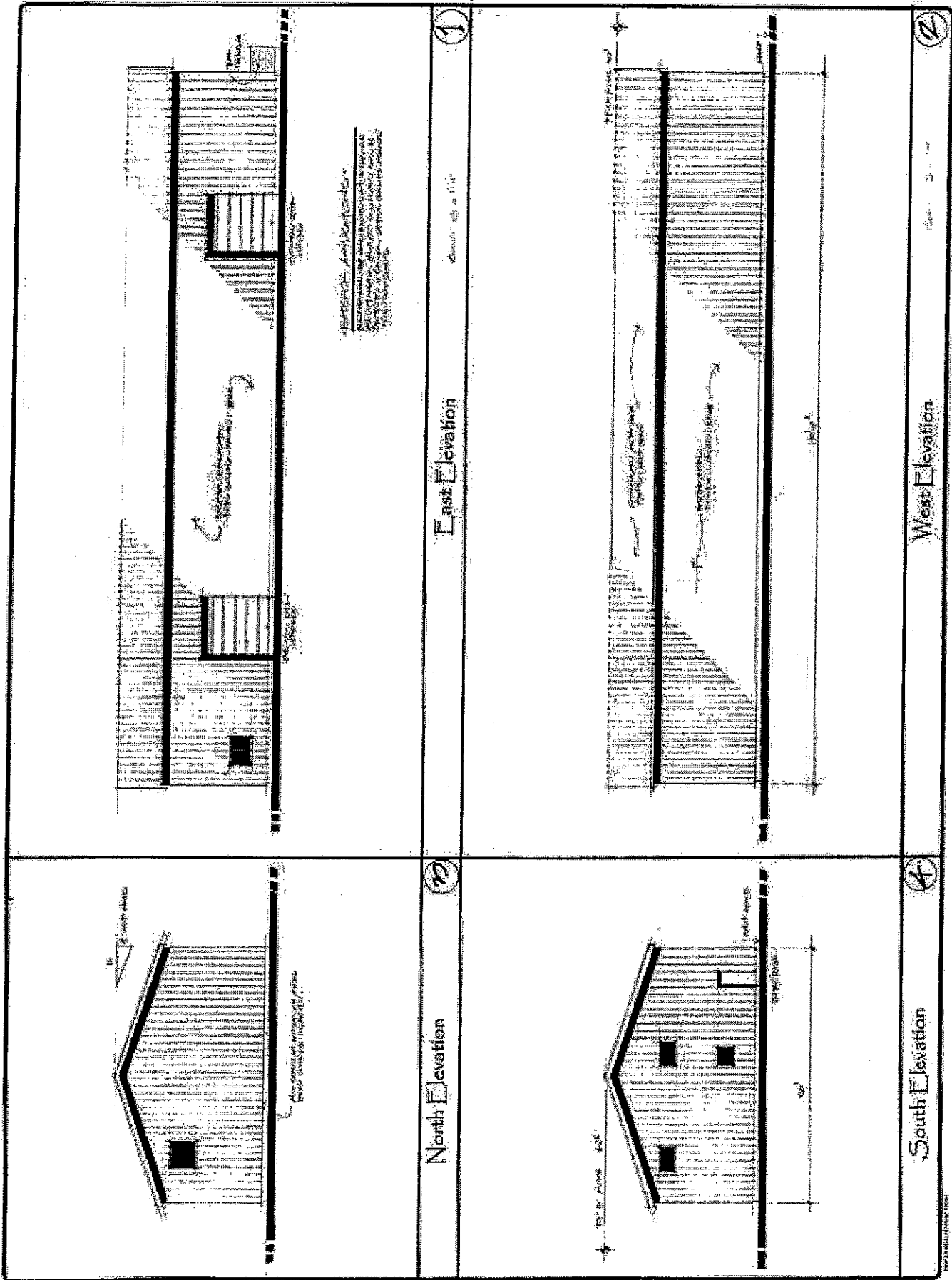
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TYPE OF CONSTRUCTION

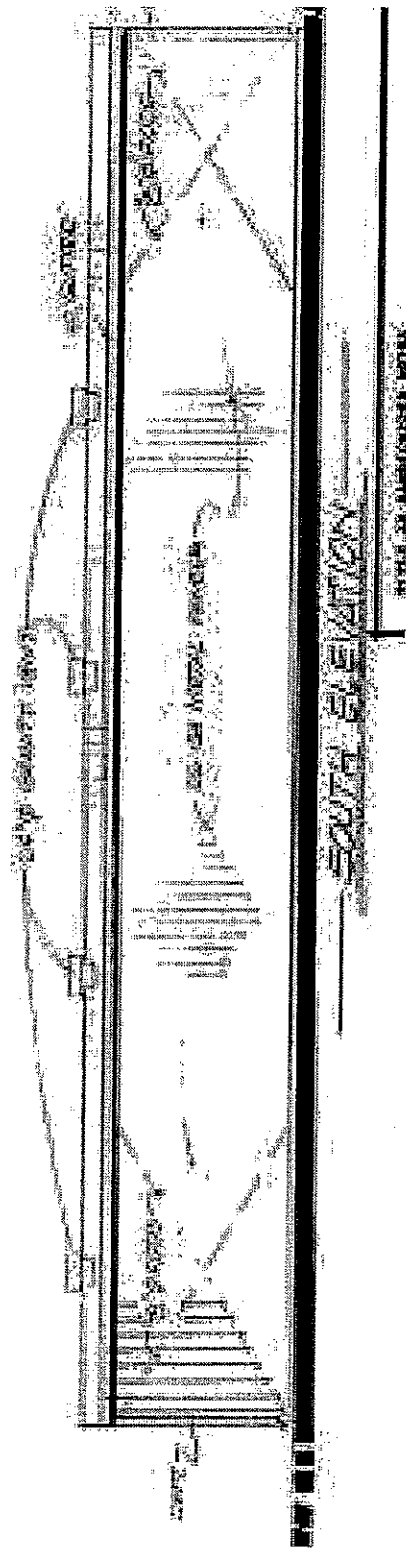
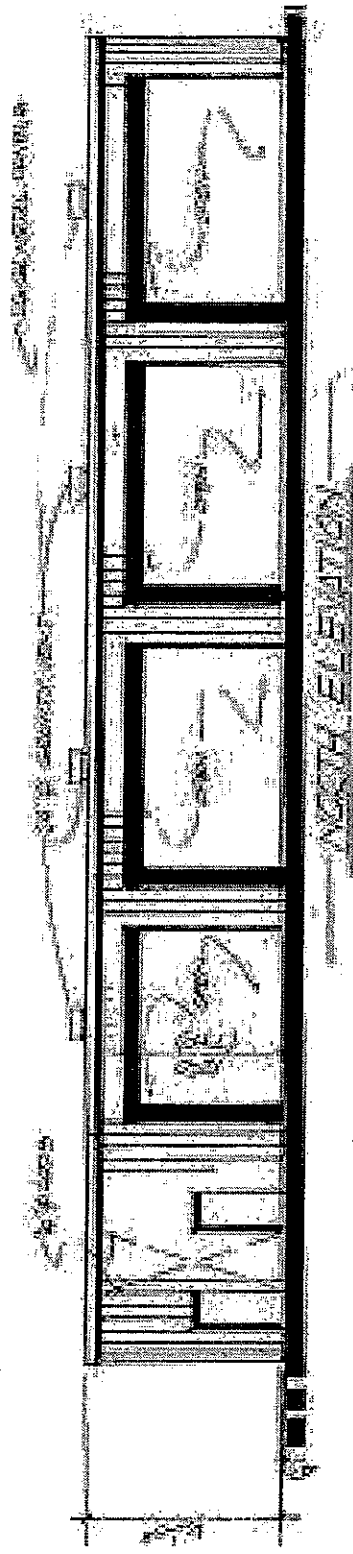
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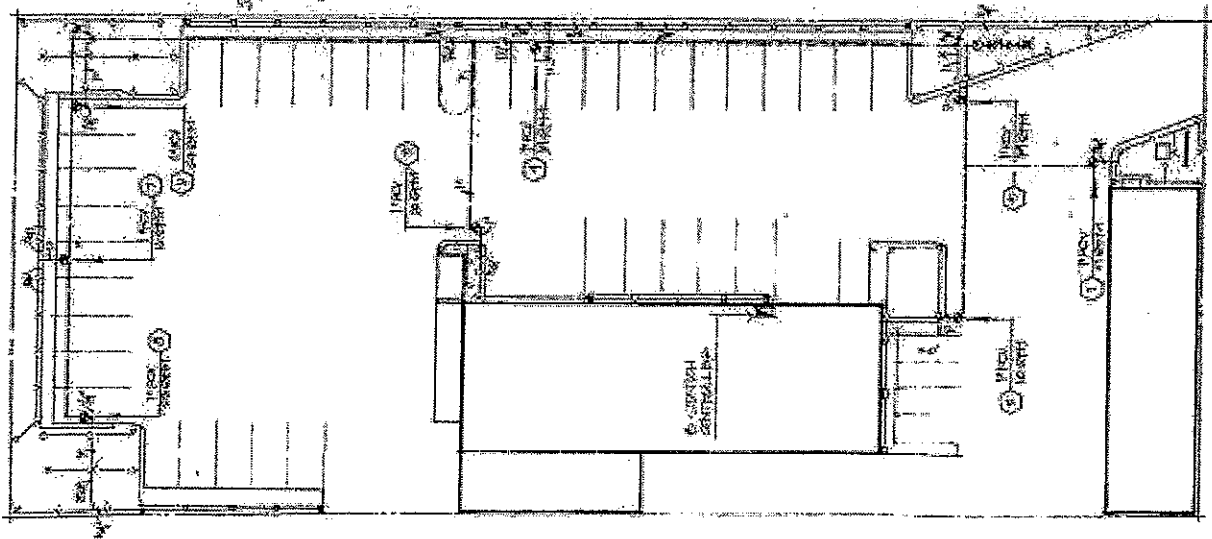
Overall Site Plan



INDUSTRIAL BUILDING



STORAGE SHED ELEVATION



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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~~SECRET~~

1. What is the purpose of the study?
 2. What are the research objectives?
 3. What is the scope of the study?
 4. What are the limitations of the study?
 5. What is the significance of the study?
 6. What are the research questions?
 7. What are the hypotheses?
 8. What is the theoretical framework?
 9. What is the conceptual framework?
 10. What is the research methodology?
 11. What are the data sources?
 12. What are the data collection methods?
 13. What are the data analysis methods?
 14. What are the results of the study?
 15. What are the conclusions of the study?
 16. What are the implications of the study?
 17. What are the recommendations of the study?
 18. What are the future research directions?
 19. What are the references?
 20. What are the appendices?

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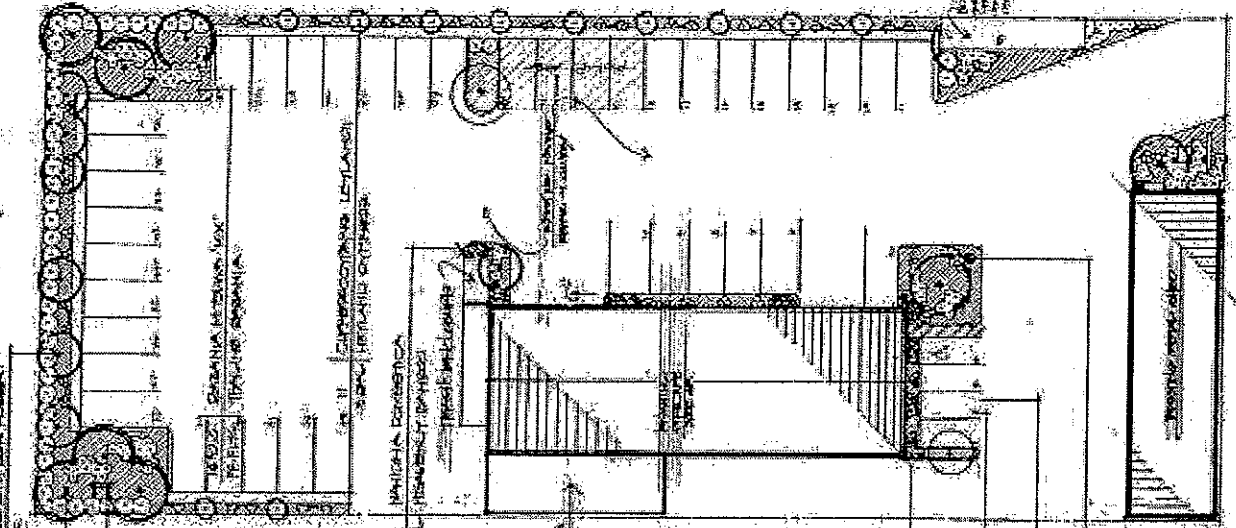
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Disclosure Statement

Pursuant to Council Policy 101-01, prior to any action upon matters that will require discretionary action by the Council, Planning Commission and all other official bodies of the City, a statement of disclosure of certain ownership or financial interests, payments, or campaign contributions for a City of Chula Vista election must be filed. The following information must be disclosed:

1. List the names of all persons having a financial interest in the property that is the subject of the application or the contract, e.g., owner, applicant, contractor, subcontractor, material supplier

Sardar Ayoub

Faez Zoura

2. If any person* identified pursuant to (1) above is a corporation or partnership, list the names of all individuals with a \$2000 investment in the business (corporation/partnership) entity.

Sardar Ayoub

Faez Zoura

3. If any person* identified pursuant to (1) above is a non-profit organization or trust, list the names of any person serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

N/A

4. Please identify every person, including any agents, employees, consultants, or independent contractors you have assigned to represent you before the City in this matter.

Walter Goodseal

Charlie Balvaneda

5. Has any person* associated with this contract had any financial dealings with an official** of the City of Chula Vista as it relates to this contract within the past 12 months. Yes ___ No ☒

If Yes, briefly describe the nature of the financial interest the official** may have in this contract.

6. Have you made a contribution of more than \$250 within the past twelve (12) months to a current member of the Chula Vista City Council? No ☒ Yes ___ If yes, which Council member?

- 7 Have you provided more than \$340 (or an item of equivalent value) to an official** of the City of Chula Vista in the past twelve (12) months? (This includes being a source of income, money to retire a legal debt, gift, loan, etc.)
Yes ___ No ✓

If Yes, which official** and what was the nature of item provided?

Date: Jan 11, 2008



Signature of Contractor/Applicant

Sardar Ayoub

Print or type name of Contractor/Applicant

- * Person is defined as: any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, any other county, city, municipality, district, or other political subdivision, -or any other group or combination acting as a unit
- ** Official includes, but is not limited to: Mayor, Council member, Chula Vista Redevelopment Corporation member, Planning Commissioner, member of a board, commission, or committee of the City, employee, or staff members.

September 8, 2006



Item #4

1255 Imperial Avenue, Suite 1000
San Diego, CA 92101-7490
(619) 231-1466 • FAX (619) 234-3407

December 18, 2007

OPS 920.5 (PC 1048500)

Jim Sandoval
Director
City of Chula Vista
Planning and Building Department
276 Fourth Avenue
Chula Vista, California 91910

Dear Mr. Sandoval:

Subject: MIKE'S RECYCLING CENTER 3630 MAIN STREET CHULA VISTA (PARCEL NUMBER 623-250-25) COMMENTS FOR THE JANUARY 2008 HEARING

The parcel at 3630 Main Street in Chula Vista is adjacent to the Metropolitan Transit System South Bay Maintenance Facility at 3620 Main Street and 3650A Main Street in Chula Vista. This facility is one of MTS's largest facilities with 157 buses and near 500 employees. MTS has operated this facility since 1992. For the past several years MTS has been acquiring property to expand this facility consistent with our environmental documents and as part of our long range facility planning efforts. In September 2005, the agency affirmed as part of a study for MTS, that MTS would require the purchase of both the 3630 Main Street parcel and the three acres north of 3650A, currently occupied by part of SAVON Self Storage for the Master Plan Build-out of the South Bay Maintenance Facility site.

It was brought to our attention just a few weeks ago, that the property at 3630 Main Street was being developed as Mike's Recycling Center. We were quite surprised that there had been no contact with MTS regarding the site considering MTS surrounds almost completely the site and that access to 3630 Main Street is through the MTS site via an easement. MTS has many significant concerns regarding the proposal for Mike's Recycling. Independent of our process for acquisition of the property, we are hereby providing comments regarding our concerns of the proposal for the January 9, 2008 City of Chula Vista Planning Commission hearing.

Security

Security is a significant issue in this area. Since there is no defined access between the Main Street driveway entrance and the entrance to the 3630 Main Street, we request that the Mike's Recycling Center maintain a security guard at the driveway entrance at Main Street. The purpose would be to screen entrants going to the recycling yard and specifically provide them directions of the pedestrian path or vehicular path to and from the 3630 Main entrance gate. This could be during the business hours of the recycling center operation. An additional request is that the main gate of the 3630 Main Street facility be physically closed at all times when the business is closed.

Parking

Signage and trailblazers will need to be developed and reviewed with MTS to note that parking is not allowable on the MTS property. Based on the drawings provided, it appears that all employees and visitors of Mike's Recycling Center would be parked on-site of the 3630 Main Street property. MTS controls all parking outside of the 3630 Main Street site.

Traffic

The MTS operation is a very active operation 7 days a week and 24 hours a day. There are roughly 130 buses dispatched in the morning between 4am and 7am through the main driveway (that is coincident with the easement access). There are nearly 500 employees a day that utilize the main driveway at various times early, mid-day and evening. Further, all day long there are employees, maintenance, and service personnel that will be crossing the easement road between the parking areas and various facilities on the MTS South Bay Maintenance Facility site. Please provide projections of expected auto, truck, and vehicle traffic on a daily basis and approximate time of day. The driveway at Main Street is not signalized. We are concerned if traffic gets above an occasional basis, that delays may occur that impact our bus exit and entry to and from Main Street. A signalized intersection should be evaluated by the City of Chula Vista to reflect the added traffic of the Recycling Center.

Monument Sign

It is not clear where the Monument Sign is proposed. The size of the sign and placement of the sign if outside the existing parcel of 3630 Main would need to be discussed. MTS maintains all property in front of our site along Main Street. MTS would have to review a potential location if proposed along Main Street and determine if sight distance is impacted or other utility impacts. There is a concern that a sign on the street at the driveway would be very confusing, since the driveway is the main access for the MTS facilities. Consideration should be given to placing a sign on the wall of the 3630 Main Street or a sign above the wall, but on the property of the 3630 Main Street site. There is a notation on the proposed plans that shows "existing pole sign". That location on the 3630 Main St. just north of the driveway entrance to 3630 Main is acceptable for a monument sign.

Facility Improvements

The gate and wall of the 3630 Main Street site facing south needs to be repainted. The color of the wall should be coordinated with MTS color schemes and approved by MTS staff.

Pedestrian Pathways and Accessible Path

There is currently no defined accessible pedestrian path from the street to the 3630 Main Street main gate. We recommend that the Mike's Recycling Center propose an accessible path with MTS approval. A striping plan should be done that defines a path clearly marked from the street to the main gate of the 3630 Main Street site. The facilities at MTS are active bus operating and maintenance facilities with numerous bus movements, auto, and pedestrian movements across the driveways all day, 7 days a week, 24 hours a day. We also would need to work with you to define the pathway and insure it is within the 20-foot wide easement.

Easement Roadway Responsibility and Issues

The easement road from Main Street to the entrance of 3630 Main St. site was recorded in 1988, four years prior to the MTS acquisition of the 3650 Main Street site in 1988. This easement is limited to a

20-foot wide access. This is quite limiting for two directional flow and for pedestrian access. MTS needs to discuss the layout of the access road and the impact of a pedestrian pathway within that access easement. Moreover, the previous owner, San Diego County Catering had trucks/coaches departing in the morning and returning in the afternoon resulting in very little two-way traffic. We request information on the forecast by time of day of the numbers of vehicles and pedestrians per hour and expected conflicts with two way traffic within the 20 foot easement. MTS will delineate the limits of the easement on the current roadway. The width will be 20 feet, however, MTS will review the placement of the existing light standards so they are not in conflict with the roadway 20 feet width. It is expected that the user/operator of a 3630 Main Street site operation may have to provide maintenance to the easement road. MTS staff will evaluate the condition of the driveway. At the least, MTS recommends as a condition of development asphalt sealing for about 100 feet south of the 3630 Main Street site gate prior to the start-up of any operation.

Storm Water Pollution Prevention Plan

MTS will require a copy of the approved Storm Water Pollution Prevention Plan (SWPPP) and permit for the 3630 Main Street site. MTS requires a full review of the plan to determine if there are any impacts to the MTS SWPPP plan. Since the 3630 Main Street site is northerly and higher than the MTS property, runoff from 3630 Main needs to be fully controlled on the 3630 Main Street site. MTS has installed storm drain filters to comply with SWPPP requirements and expects that the drains on the 3630 Main Street site have the latest technology storm water runoff controls including clarifiers, filters or appropriate technology. The plan should include definition of best management practices for the site, including means to provide mitigation during heavy or moderate rains. MTS requires that these issues be fully disclosed and resolved since the proposed Mike's Recycling Center could jeopardize the MTS SWPPP requirements as required by the San Diego Regional Water Quality Control Board (SDRWQCB). MTS also is required to take storm water samples and conduct lab tests provided to the SDRWQCB. Please clarify if the SWPPP for the Mike's Recycling Center will have the testing process.

MTS has a sweeping company sweep the MTS site once per week to meet SWPPP requirements and minimize storm water runoff. We request that the Mike's Recycling Center site be swept by a professional sweeping process at least weekly, but preferable daily to minimize storm water runoff. It is expected that all recycled materials be stored on-site are in barrier/containment areas so that any materials are not able to be stored or located on the paved areas that can flow off-site. It would also be appropriate that the 3630 Main Street site have a twice daily custodial site pickup of trash and loose debris to minimize storm water impacts.

MTS recommends that a berm of at least three inches height be placed north of the main gate to 3630 Main Street that prevents surface water from encroaching into the MTS site. The berm would be established across the roadway and connect with some type of appropriate drainage system. The current proposal on Page A-6 shows a Bio-retention basin. This is at least 40 feet north of the main gate. This lack of a berm or diverter to contain runoff is a serious deficiency of the proposed plan.

Air Quality Impacts

Please identify if there will be any diesel trucks coming to and from the Mike's Recycling Center. What means would the proposer take to minimize or eliminate diesel air pollutants? MTS has predominantly Compressed Natural Gas-powered vehicles at the South Bay Maintenance Facility and is replacing the few remaining diesel buses. Please also identify any odor control plans for the facility. Winds are from the prevailing west and may impact the MTS site.

Noise

The MTS environmental documents call for the provision of double-pane noise mitigating windows to the residents north of the MTS proposed sites. If Mike's Recycling does occupy the site, it is recommended that they provide double paned windows for the nearby residents to mitigate noise pollution.

Vector Control

The operator of Mike's Recycling Center shall be responsible for mitigation of rodents, insects, and bird issues that arise as a result of their operations. Any impacts to MTS facilities and operations would be the responsibility of the Mike's Recycling Center to mitigate. Please identify the Vector Control plan for mitigation of rodents and other pests as part of the conditional use permit.

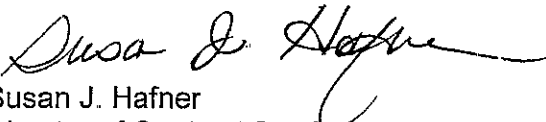
Potential MTS Acquisition

MTS is proceeding to conduct an appraisal of the 3630 Main Street parcel for purchase by MTS in the very near future. This would be for MTS immediate use of the parcel, particularly for employee and bus parking as the primary initial short-term activity at this site. The MTS acquisition process can take from four to six months. Therefore, we have written the owner of 3630 Main Street requesting discussions regarding MTS acquisition prior to any movement of the redevelopment of the site for a new use that has significant conflicts with our existing bus operations.

We thank you for your consideration of our comments.

If you have any questions, please don't hesitate to contact me via telephone at 619-595-3084, email Susan.Hafner@sdmts.com or Elliot Hurwitz at 619.595.7031, email Elliot.Hurwitz@sdmts.com.

Sincerely,



Susan J. Hafner
Director of Contract Services

cc: City of Chula Vista Councilman Jerry Rindone
Maria Muett, City of Chula Vista Planning Department
Jeff Codling, Chula Vista Transit
Susan Hafner, Metropolitan Transit System
Tim Allison, Metropolitan Transit System
Tiffany Lorenzen, Metropolitan Transit System
Duane Eskierka, Veolia Transportation
Chip Willett, Wiggans & Willett
Charles Balvaneda